

BILL NO. **91-71**

AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 91-71 As Amended

Introduced by Council President Wilson at the request of the County Executive
Legislative Day No. 91-36 Date December 3, 1991

AN ACT to repeal and reenact with amendments Subsections 5.02b, Existing Physical Conditions of Section V, the Preliminary Subdivision Plan and the introductory Paragraph of Section VI, the Final Subdivision Plat; Subsection 6.01c.5, and 6.01d.2 and to add new Subsection 6.01c.6 and to repeal Subsections 6.01d.6 and 6.01d.11, and to renumber Subsections 6.01d.7 through 6.01d.16 accordingly, all of Section VI, the Final Subdivision Plat, all of the Subdivision Regulations for Harford County, as amended, providing for the implementation of the tying of subdivision plats to the Harford County monument system.

By the Council, December 3, 1991

Introduced, read first time, ordered posted and public hearing scheduled
on: January 7, 1992

at: 6:00 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on January 7, 1992, and concluded on, January 7, 1992

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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1 Section 1. Be It Enacted by the County Council of Harford
2 County, Maryland that Subsection 5.02b, Existing Physical
3 Conditions, Section V, the Preliminary Subdivision Plan; the
4 introductory Paragraph of Section VI, the Final Subdivision Plat;
5 Subsection 6.01c.5 and 6.01d.2 all of the Subdivision Regulations
6 for Harford County as amended, be and they are hereby repealed and
7 re-enacted with amendments and that new Subsection 6.01c.6 be added
8 to Section VI, the Final Subdivision Plat and Subsection 6.01d.6
9 and 6.01d.11 of Section VI, the Final Subdivision Plat be and they
10 are hereby repealed and Subsections 6.01d.7 through 6.01d.11 be
11 renumbered accordingly, all to read as follows:

12 5.02 Information Required

13 b. Existing Physical Conditions

14 2. Field run or photogrammetric topographic
15 contours, at five (5) foot intervals, referenced
16 to [U.S.G.S. datum] THE NORTH AMERICAN VERTICAL
17 DATUM 1988 (NAVD 88)

18 Section VI

19 The Final Subdivision Plat

20 The Final Plat of a Subdivision [shall consist of the Final
21 Plat intended for record, with the supporting detailed plans and
22 data required by Section IV, setting forth the requirements for the
23 subdivision of land, and incorporating those changes or additions
24 lawfully ordered by the Commission in its approval of the
25 Preliminary Plan. The Final Plat] may include all or any portion
26 of the area covered by the Preliminary Plan. THE FINAL PLAT SHALL
27 BE SURVEYED AND PREPARED IN ACCORDANCE WITH THE ACCURACY STANDARDS

1 CONTAINED IN TABLE 1 AND TABLE 2 OF THE MINIMUM STANDARD DETAIL
2 REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ~~(1983)~~ (1988). THE
3 FINAL PLAT SHALL INCORPORATE ANY CHANGES OR ADDITIONS REQUIRED BY
4 THE PRELIMINARY PLAN APPROVAL LETTER.

5 6.01 The Final Plat shall conform to the following requirements:

6 c. It shall show the following title information:

7 5. Seal[, date, north point.] AND SIGNATURE OF THE
8 REGISTERED PROFESSIONAL LAND SURVEYOR OR
9 REGISTERED PROPERTY LINE SURVEYOR WITH DATE.

10 6. NORTH POINT WITH REFERENCE TO ~~MAGNETIC NORTH OR~~
11 ~~NORTH AMERICAN DATUM 1983.~~

12 d. It shall show the following graphic information:

13 2. [Accurate bearings and distances to the nearest
14 recorded property corners, or other monuments.
15 Refer to the Maryland Grid System where
16 practicable.] ONE OR MORE CORNERS ACCURATELY
17 TIED BY A SYSTEM OF BEARINGS AND DISTANCES TO A
18 MONUMENT OF THE HARFORD COUNTY SYSTEM.
19 COORDINATES OF SAID CORNERS WILL BE COMPUTED AND
20 SHOWN IN X (EASTING) AND Y (NORTHING) IN THE
21 MARYLAND COORDINATE SYSTEM REFERENCED TO THE
22 NORTH AMERICAN DATUM 1983. THE COORDINATE
23 VALUES MAY BE IN EITHER FEET OR METERS.

24 THIS REQUIREMENT MAY BE WAIVED BY THE DIRECTOR OF
25 PLANNING FOR SUBDIVISIONS OF FIVE OR FEWER LOTS
26 WITH NO CORNER WITHIN A ONE MILE DISTANCE OF THE
27 HARFORD COUNTY MONUMENT SYSTEM AS TRAVERSED BY

1 PUBLIC ROAD.

2 [6. The Commission may approve a final plat of a
3 block of a subdivision which conforms to all
4 other requirements, except as to lot division
5 lines, dimensions, and bearing or angles;
6 provided, that the plat is marked "tentative" and
7 a final plat showing lot division lines,
8 dimensions, and bearings or angles in any given
9 block is filed prior to conveyance of lots in any
10 other block for which a final plat has not yet
11 been recorded.]

12 6.[7.] Building setback lines shown to scale with their
13 dimensions.

14 7.[8.] All block and lot numbers.

15 8.[9.] Accurate location and description of all
16 monuments.

17 9.[10.] Identification of any areas to be dedicated or
18 reserved for public use, or for the common use of
19 property owners in the Subdivision.

20 [11. Purposes for which lots are to be used if other
21 than residential.]

22 10.[12.] Accurate location of any municipal, district,
23 county, state or other boundaries within or
24 closely related to the Subdivision.

25 11.[13.] Natural Resources District boundary, including
26 any required buffers and areas of significant/

1 special natural features to be left undisturbed.

2 12.[14.] Chesapeake Bay Critical Area boundary, including
3 required buffers, and areas of significant/
4 special natural feature to be left undisturbed.

5 13.[15.] One hundred (100) year floodplain easements.

6 14.[16.] Signature Block. Spaces for signatures of the
7 following County agencies shall be shown on the
8 final plat:

9 (a) State Health Department.

10 (b) Director of Parks and Recreation.

11 (c) Director of Public Works.

12 (d) Director of Planning and Zoning.

13 (e) County Attorney.

14 (f) County Executive.

15 (g) Director of Administration.

16 Section 2. And Be It Enacted that this Act shall take effect
17 sixty (60) calendar days from the date it becomes law.

EFFECTIVE: April 7, 1992

91-71

AS AMENDED

BY THE COUNCIL

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Read the third time.

Passed: LSD 92-4 (February 4, 1992)

Failed of Passage: _____

By Order

Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive for her approval this 5th day of February, 1992 at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

Eileen M. Behrman
COUNTY EXECUTIVE

APPROVED:

Date February 7, 1992

BY THE COUNCIL

This Bill, (No. 91-71 As Amended), having been approved by the County Executive and returned to the Council, becomes law on February 7, 1992.

Doris Poulsen, Secretary

EFFECTIVE DATE: April 7, 1992

91-71

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